

**MINUTES OF MEETING
LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Landmark at Doral Community Development District held a Regular Meeting on January 15, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

Present were:

Odel Torres	Chair
Sui Flan Jim	Vice Chair
Juan Javier De Maqua	Assistant Secretary
Jorge Finol	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Gregory George	District Counsel
Angelo Camacho	District Engineer
Victor Castro	Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 4:09 p.m. Supervisors Finol, Torres, De Maqua and Jim were present. Supervisor Tellez was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Rust Control Proposals

Mr. Castro stated that the rust inhibitor systems and service is a shared cost, split 60% to the HOA and 40% to the CDD and the expense is ultimately 100% homeowner-funded. A decision must be made today about this, due to it being part of the Landscaping Agreement. He presented the following and compared the project scope and costs with the former vendor Rust Tech:

- A. L.A. Rust, Inc.**
- B. ASAP Rust, LLC**
- C. Silva'S Landscaping and Irrigation Services**
- D. Rust Tech**

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Discussion ensued regarding the ASAP Rust, LLC proposal not breaking down the CDD/HOA shared costs and a suggestion to defer this item until the Board decides whether to terminate BrightView’s contract because the new vendor might provide this service and, if so, making sure there is no mark up. Mr. Castro reminded the Board that, the longer the CDD goes without the service, the more likely that there will be yellowing.

This item was tabled while Staff verifies the spending threshold amount that would require the CDD to advertise a Request for Proposals (RFP) for landscape and irrigation services and if the aesthetics worsen.

FOURTH ORDER OF BUSINESS

Discussion: FPL Upgrade 102nd to 104th Ave Upgrades (Right of Way)

Ms. Thomas stated that Mr. Ed Garcia, of Florida Power & Light (FPL), contacted her about its upcoming work on the transmission lines and in the CDD right-of-way (ROW), which will occur overnight and will be limited to minimal downtime for residents.

Ms. Thomas stated that she forwarded the scope of work that FPL can divulge, due to homeland security constraints, to the District Engineer. Mr. Castro and Mr. Torres were the designated points of contact for the CDD and the HOA, respectively. FPL is preparing letters to send to every resident. Although this is a fairly large project that will span 12 to 14 months, the CDD’s scope of work is the smallest part of the project.

Discussion ensued regarding FPL using its own contractors and agreement to inspect the inferior work on 107th Avenue, which third-party contractors completed. Photos will be taken prior to the project’s start date and CDD key parties will attend the pre-construction meeting.

FIFTH ORDER OF BUSINESS

CDD Updates

Mr. Castro, Ms. Thomas, Mr. Camacho and Mr. Torres provided the following updates:

- BrightView obtained a 30-day extension from the City for compliance on the pavers. Once Code Officer Gillmore does his final inspection this Friday, the Board will be notified of whether the pavers can stay or will need to be removed. BrightView was notified that it will have to incur costs outside of the original scope; specifically, if the pavers must be removed.
- The fountain renovation project is completed and everything “looks great”. There was a pipe leak that was repaired today.

➤ Mr. Castro distributed and presented three proposals and one verbal proposal to replace the irrigation pump near the lake, which is overheating and causing the breaker to trip.

Discussion ensued regarding budget, Staff confirming if a permit is necessary and emailing the fourth proposal to the Board.

On MOTION by Mr. Torres and seconded by Mr. Finol, with all in favor, repairing and replacing the 10-horsepower lake irrigation pump, subject to Staff ensuring the fourth proposal meets all the criteria, as discussed, and to complete project, in a not-to-exceed amount of \$4,500, was approved.

This item will be presented for ratification at the next meeting.

- The HOA installed the animal waste stations.
- 38 anti-graffiti signs to replace the graffitied ones in the wetlands, plus 2 extras, were ordered; costs fell within the \$2,000 amount that was approved at the last meeting
- The City is reviewing the maintenance of traffic (MOT) plans for the Landscape Lighting Project on NW 66th Street.
- Regarding the French drain permit, Staff is preparing a letter to the Department of Environmental Resource Management (DERM) stating that the CDD is just expanding on an existing drainage system, which the reviewer agreed to accept in lieu of its original request that the CDD obtain a new survey of the area.
- The City is removing the crosswalks on 66th Street and 62nd Street and installing signs directing bicyclists and pedestrians to use the intersection crosswalk.
- The soccer field and the mailbox are the only two spaces where playground equipment can be installed within the greenspace. Permits, equipment and installation is expected to cost about \$25,000 to \$30,000 each, depending on the base material selected; it excludes ancillary costs for playground mulch, sod or artificial grass.

Discussion ensued regarding Staff obtaining multiple proposals for the playground equipment and curbs, adding projects as new budget items in the proposed Fiscal Year 2026 budget and possibly assessing homeowners.

Board Members were asked to email their comments to Ms. Thomas to ensure that any outstanding items are addressed prior to presenting the proposed Fiscal Year 2026 budget.

This item was tabled.

- The 80-page email on speed bump designs was sent to the Board, on Mr. Torres' behalf.

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Discussion ensued regarding the types of speeding deterrent traffic devices available, enforcement capabilities, implementing an educational campaign and sending a proposal to add one security guard to Ms. Thomas to include in the proposed Fiscal Year 2026 budget.

Ms. Thomas will obtain proposals for traffic devices for the next or following meeting.

- Negotiations with the City to convey the parking spaces on NW 66th Street and 104th to the CDD or HOA in order to govern the spaces, are imminent.
- Regarding FPL trimming and removing the palms in the preserves, Staff was asked to inform FPL that the CDD prefers to have its vendor do the work instead of FPL.

SIXTH ORDER OF BUSINESS

Consent Agenda Items (5 minutes)

- A. Acceptance of Unaudited Financial Statements as of November 30, 2024**
- B. Approval of December 18, 2024 Regular Meeting Minutes**
- C. Ratification of The Lake Doctors, Inc. Water Management Inc.**

On MOTION by Mr. Finol and seconded by Mr. De Maqua, with all in favor, The Lake Doctors, Inc. Water Management Agreement to manage certain lakes and/or waterways, in the monthly amount of \$143, was ratified.

Discussion ensued regarding possibly offsetting additional project costs with funds remaining from the Lake Bank Beautification Project and building up the “unassigned” fund balance.

On MOTION by Mr. Torres and seconded by Mr. Finol, with all in favor, the Unaudited Financial Statements as of November 30, 2024 and the December 18, 2024 Regular Meeting Minutes , as presented, were accepted and approved, respectively.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Mr. George stated that he hopes to complete the conveyance of the mailbox structures from the HOA to the CDD soon. A decision whether to terminate BrightView’s service will be made once Staff confirms the permit is closed.

- B. District Engineer: Alvarez Engineers, Inc.**

Mr. Camacho stated that the competitive bid threshold for Professional Services is \$195,000 and \$325,000 for construction projects; beyond that, the CDD will have to go through the RFP process. Ms. Thomas reminded the Board that the threshold for the RFP for Landscape and Irrigation, is \$195,000 or higher. Mr. Torres stated that the HOA would possibly take back the landscaping if it is easier.

C. Field Operations Manager: UNUS Property Management, LLC

There was nothing to report.

In response to resident requests for long term parking solutions, Mr. Torres asked if it is possible to lease the CDD parking spaces. Mr. George replied affirmatively; it would require the CDD implementing a rule and a user fee. The CDD can only charge costs to cover maintenance; it cannot generate revenue.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: February 19, 2025 at 4:00 P.M.**
 - **QUORUM CHECK**

Supervisors Torres, Jim and De Maqua confirmed their attendance at the February 19, 2025 meeting. Mr. Finol tentatively confirmed his attendance.

Ms. Thomas asked for someone to check on Mr. Tellez and see if he wants to remain on the Board and, if not, she will send him resignation forms. She will reach out again as well.

EIGHTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Torres and Mr. Finol asked to receive the Supervisor compensation stipend via direct deposit.

Ms. Thomas asked the Board Members to regularly check their personal email for CDD business, as the State has not confirmed their CDD email address yet.

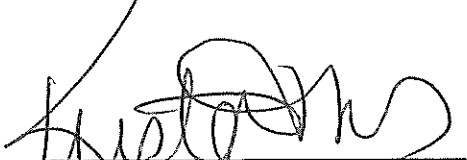
TENTH ORDER OF BUSINESS

Adjournment


On MOTION by Mr. Torres and seconded by Mr. Finol, with all in favor, the meeting adjourned at 6:00 p.m.

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Secretary/Assistant Secretary



Chair/Vice Chair